

## Improvements:

### Property:

- Planted 5 acre of vineyards with Cabernet Sauvignon, Sauvignon Blanc and Albarino
- Installed premium quality gravel drive and two gravel parking lots for customers and residence
- Installed new entrance with lighted sign, shrubs and trees
- Upgraded electrical power with dual 600A service
- Finished water well and water treatment/filter system
- Installed 4 electric car chargers with dedicated 100A circuit

### Residence / Clubhouse:

- Installed new propane pool heater and new winter pool cover
- Created bonded warehouse / Super insulated garage, with dedicated HVAC system
- Upgraded 3 house HVAC systems to new units
- New roof, new gutters and new downspouts
- New wooden fence around pool
- Designed large lighted Trex deck and staircase, built to commercial standards
- Added brick front and side walkways
- Upgraded emergency propane powered electrical generator
- Remodeled 3 bathrooms with new vanities, granite countertops, fixtures and custom MBR shower
- Custom designed large catering kitchen with commercial oven and dishwasher, cabinetry, granite countertops.
- Replaced 4 double sliding glass doors, atrium windows
- Added security system
- New washer/dryer

### Tasting Room Building:

- Installed 2 new HVAC systems
- New kitchen upstairs, with granite countertops
- Security system
- Upgraded electrical power